

103.0

0002

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
789,000 / 789,000
789,000 / 789,000
789,000 / 789,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ARROWHEAD LN, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9635.000	291,800	900	496,300	789,000	
Total Card	0.221	291,800	900	496,300	789,000	Entered Lot Size
Total Parcel	0.221	291,800	900	496,300	789,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	366.36	/Parcel: 366.36	Land Unit Type:

User Acct	66519
GIS Ref	
GIS Ref	
Insp Date	09/13/18
09/13/18	


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	66519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	06:57:39
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

OWNERSHIP

Unit #:

Owner 1: LIN KANG	
Owner 2: YANG JIEKUN	
Owner 3:	
Street 1: 15 ARROWHEAD LN	
Street 2:	

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: FARAHANI MANSOOR S -	
Owner 2: MIRAGHAEI ASSIEH -	
Street 1: 2150 N CENTRAL RD	
Twn/Cty: FORT LEE	
St/Prov: NJ	Cntry
Postal: 07024	

NARRATIVE DESCRIPTION

This parcel contains .221 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2154 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9635	Sq. Ft.	Site			0	70.	0.74	4									496,334						496,300	

Total AC/Ha: 0.22119

Total SF/SM: 9635

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 496,334

Spl Credit

Total: 496,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	19 - Ranch	1	Rating: Good	Full Bath:	1	Rating: Good	648-2935 SCUTTLE HOLE.										
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating: Good											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:	8 - Brick Veneer	3%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Good		1st Res Grid	Desc: Line 1	# Units 1							
Color:	GREY			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	2	Rating: Good		Other									
GENERAL INFORMATION				WSFlue:		Rating:		Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1954	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G10		Fact: .		Floor:				Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond:	GD - Good	18. %		Interior:	1	6	3						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal	1 - Drywall			Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition:	T - Typical			Override:		%		Plumbing:									
Prim Floors:	4 - Carpet			Total:	18.6	%		Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	100.00			General:	1	6	3						
Subfloor:				Size Adj.:	1.35000002			COMPARABLE SALES									
Bsmnt Gar:	2			Const Adj.:	0.99089104			Rate	Parcel ID	Typ	Date	Sale Price					
Electric:	3 - Typical			Adj \$ / SQ:	133.770												
Insulation:	2 - Typical			Other Features:	99000												
Int vs Ext:	S			Grade Factor:	1.00												
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000												
Heat Type:	3 - Forced H/W			NBHD Mod:													
# Heat Sys:	1			LUC Factor:	1.00												
% Heated:	100	% AC:		Adj Total:	358501												
Solar HW:	NO	Central Vac:	NO	Depreciation:	66681												
% Com Wal		% Sprinkled		Depreciated Total:	291820												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 103.0-0002-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	A	GD	2014	7.67	T	3	101			900		900
More: N	Total Yard Items:	900	Total Special Features:		Total:	900											
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,346	55,780	75,083	BMT	100	RRM		60	C							
FFL	First Floor	1,346	133,770	180,055													
PAT	Patio	306	3,440	1,054													
OSP	Screen Porch	84	39,400	3,309													
Net Sketched Area: 3,082				Total: 259,501													
Size Ad	1346	Gross Area	3082	FinArea	2154												
IMAGE																	
AssessPro Patriot Properties, Inc																	